

DELHI DEVELOPMENT AUTHORITY

No.F.1(35)93-MP

Dated: 19.8.93

Minutes of the meeting of Technical Committee held on 2.8.93 at 3.30 P.M. in the Conference Room, Vikas Sadan, INA, New Delhi.

The following members were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.S.P.Jakhanwal, Vice-Chairman (In Chair)
2. Dr.H.S.Anand, Principal Commissioner
3. Sh.J.C.Gambhir, Commr.(Planning)
4. Sh.S. Roy, Commr.(LD)
5. Sh.Santosh Auluck, Chief Architect.
6. Sh.S.C.Gupta, Director(DC&P)
7. Sh.R.G.Gupta, Director(TYA)
8. Sh.P.C.Jain, Director(AP&B)
9. Sh.Chander Ballab, Jt.Dir.(AP)
10. Sh.R.K.Jhingan, Sr.Land Scape Architect

DELHI POLICE (TRAFFIC)

11. Sh.Lala Ram, A.C.P.

MUNICIPAL CORPORATION OF DELHI

12. Sh.Sunil Mehra, J.T.P.

D.E.S.U.

13. Sh.Y.P.Singh, C.E.(P&C)
14. Sh.D.K.Suri, S.E.(Plg.)I

OFFICE OF COMMR.(INDUS) DELHI ADMN.

15. Sh.Roshan Lal, Asstt.Director

1. Item No.74/93

Sub : Shifting of Saw Mills to conforming locations in Delhi.

F.2(1209)/91/HC/Legal/Pt.

The Technical Committee noted that the Hon'ble Delhi High Court has constituted a committee consisting of Commr.(LD),DDA; Commr.(Plg.),DDA; Asstt.Commissioner (Factories) MCD; Commr. of Industries, Delhi Admn. and Member Secretary, Central Pollution Control Board. The Technical Committee desired that the said committee (constituted by Delhi High Court) may visit a few sites of various type and size of "Saw Mills" functioning in Delhi and make an analysis of the 'hazardous' nature, also taking into consideration the power load and the provisions of MPD-2001 <sup>and</sup> on that basis the said committee may come to a final conclusion.

2. Item No.75/93

Sub : Route alignment for 66 KV Tower line to connect 220 KV existing sub-station at Okhla upto the proposed 66 KV sub-station at Sangam Vihar, South Delhi.

F.6(9)/90-MP

"Decision"

The Technical Committee observed that there are 2 issues namely i) location of 66 KV sub-station site & ii) route alignment of 66 KV Tower Line from existing sub-station at Okhla to the proposed Sangam Vihar 66 KV sub-station.

i, Sangam Vihar is an un-authorised colony located partly on the 'south ridge' and ~~outside~~ outside the 'development area' of the Authority. DESU representatives pointed out that MCD had given NOC to DESU for electrification of Sangam Vihar un-authorised colony for an area measuring about 274 acres and the proposed site of 66KV sub-station would be sufficient to meet the requirements of electricity of this colony. DESU representatives also stated that the site proposed for 66-KV sub-station is acceptable to them and there will be no problem having approach to the site for transportation of the heavy equipment etc.

ii, Regarding 66-KV route alignment from Okhla to the proposed site, DESU representatives agreed to the suggestion that the alignment <sup>may</sup> ~~can~~ be taken along Anand Mai Marg and then along the existing 220 KV line which



runs through the area earmarked for 120 mt. express way. Technical Committee agreed and approved that from technical point of view without any commitment of consideration of the regularisation of Sangam Vihar un-authorised colony, for the proposed location of 66 KV sub-station (as proposed by DESU) and to the proposed 66 KV route alignment along Anand Mai marg and along 220 KV lane subject to condition that the portion of the route alignment or location of 66 KV sub-station, if falls within the area declared as 'forest' as per

✓ necessary clearance/No-objection from the Competent Authority dealing with the Forest Act will be obtained separately by DESU.

✓ So far as the interpretation of the decision taken in the meeting held in MOUD in Feb. 92 is concerned GNCTD will take up  
3. Item No.76/93 with MOUD.

Sub : Request for approval of revised plan of institutional area in Sector III, R.K.Puram.

F.3(59)/89-MP

✓ The Technical Committee observed that the area under reference for which L&DO has prepared a layout plan for institutional area in R.K.Puram, Sector III, in the vicinity of existing old tomb and is earmarked for 'recreational use' as part of contiguous green strip in MPD-2001 and, therefore, any change of 'land use' of this site to 'public and semi-public use' will lead to public criticism. However, the existing two institutional premises, may be considered for regularisation after the change of land use subject to that they should not grow and expand beyond their existing structure. The Technical Committee desired that the Govt. of India, Ministry of Urban Development, may be requested to reconsider its proposal for the change of land use as proposed.

4. Item No.77/93

Sub : Minor modifications in the layout plan of Delhi Officers Coop. House Building Society (plotted development) Madhuban.

PA/DD-II/TYA-92-32F

The Technical Committee observed that because of the deficiency in the facility areas in Trans Yamuna area, it is not advisable to reduce the number of school sites.

✓ However, their re-location may be examined without reducing the schools area & play ground area is not sub-divided.



5? Item No.78/93

Sub : Layout plan of Keshopur Indl. area (shifting of tannery from Keshopur).

F 6 (16) 78 / 28 B (1)

The Technical Committee observed that tannery is a noxious activity and is not allowed as per MPD-2001. It was also noted that in Keshopur about 22 plots were allotted to the tanners, who are functioning at site and against ~~Them~~, there are complaints from the neighbouring areas of their noxious nature. The Technical Committee, therefore, decided that these 22 units, if they so desire, maybe allowed to change their trade since MPD-2001 does not allow tanning in Delhi. However, the Technical Committee desired that remaining area of the centre be developed as service centre.

6 Item No.79/93

Sub : Constn. of 30 mtrs. r/w road on the southern side of Delhi-Ghaziabad railwaylines from ROB-36, Mother Dairy Road to Mandavali Fazalpur in Trans Yamuna Area (road no.76)

F5(15)92-MP

The Technical Committee did not favour to drop the Master Plan road. However, it was decided <sup>that</sup> in the first instance, two lane alignment plan, as first phase of the alignment, mainly on the land free of encroachment, maybe constructed.

7. Item No.80/93

Sub : Change of land use of the remaining 27.25 hect. out of total 60.67 hect.) land acquired by International Airport Authority of India in south of Mehrauli-Mahipalpur Road, Rangpuri

F.3(61)90-MP

Deferred

8. Item No.81/93
1. Change of land use of 4.0 hect. from district park, playground, open spaces to public & semi public (facility centre)
  2. Layout plan of a Facility Centre of 6.5 hect.
  3. Location of a graveyard and change of land use.

FR.1(7)93-TYA

Deferred

This issues with the approval of Vice-Chairman, D.D.A

(ANIL BARAI)  
DY. DIR (MP)



draft

DELHI DEVELOPMENT AUTHORITY

No.F.1(35)93-MP

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OFFICE OF COMM. (INDUS) DELHI ADMN.

15. Sh.Roshan Lal, Asstt.Director



*draft*

1. Item No.74/93

Sub : Shifting of Saw Mills to conforming locations in Delhi.

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The Technical Committee noted that the Hon'ble Delhi High Court has constituted a committee consisting of Commr.(LD),DDA; Commr.(Plg.),DDA; Asstt.Commissioner (Factories) MCD; Commr. of Industries, Delhi Admn. and Member Secretary, Central Pollution Control Board. The Technical Committee desired that the said committee (constituted by Delhi High Court) may visit a few sites of various type and size of "Saw Mills" functioning in Delhi and make an analysis of the 'hazardous nature' also taking into consideration the power load and the provisions of MPD-2001 <sup>and</sup> on ~~that~~ basis ~~of which~~ the said committee may come to a final conclusion.

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Sub : Route alignment for 66 KV Tower line to connect 220 KV existing sub-station at Okhla upto the proposed 66 KV sub-station at Sangam Vihar, South Delhi.

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ii. Regarding 66-KV route alignment from Okhla to the proposed site, DESU representatives agreed to the suggestion that the alignment <sup>may</sup> be taken along Anand Mai Marg and then along the existing <sup>220</sup>~~66~~ KV line which



runs through the area earmarked for 120 mt. express way. ~~Thus, the~~ Technical Committee agreed and approved that from technical point of view without any commitment or consideration of the regularisation of Sangam Vihar un-authorised colony, for the proposed location of 66 KV sub-station (as proposed by DESU) and to the proposed 66 KV route alignment along Anand Mai marg and along 220 KV lane subject to <sup>condition that</sup> ~~that~~ the portion of the route alignment or location of 66 KV sub-station, if falls within the area declared as 'forest' under the forest ~~act~~, necessary clearance/No-objection certificate from the <sup>Competent</sup> ~~concerned~~ Authority dealing with <sup>the Forest</sup> ~~various~~ Act <sup>will</sup> ~~shall~~ be obtained. <sup>Separately by DESU.</sup>

3. Item No. 76/93 <sup>So far as the interpretation of the decision taken in the meeting held in MWD in Feb. 92 is concerned GUCD will take up ~~separately~~ with MWD.</sup>

Sub : Request for approval of revised plan of institutional area in Sector III, R.K.Puram.

F.3(59)/89-MP

The Technical Committee observed that the area under reference for which L&DO has prepared a layout plan for institutional area in R.K.Puram, Sector III, in the vicinity of existing old tomb and is earmarked for 'recreational use' as part of contiguous green strip in MPD-2001 and, therefore, any change of 'land use' of this site to 'public and semi-public use' will lead to public criticism. However, the existing two institutional premises, may be considered for regularisation after the change of land use subject to that they should not grow and expand beyond their existing structure. The Technical Committee desired that the Govt. of India, Ministry of Urban Development, may be requested to reconsider its proposal for the change of land use as proposed.

4. Item No. 77/93

Sub : Minor modifications in the layout plan of Delhi Officers Coop. House Building Society (plotted development) Madhuban.

PA/DD-II/TYA-92-32F

The Technical Committee observed that because of the deficiency in the facility areas in Trans Yamuna area, it is not advisable to reduce the <sup>number of</sup> school sites, and the two school sites may be ~~re-adjusted~~. However, <sup>without reducing the school area and</sup> their re-location may be examined so as the contiguous play ground area <sup>is</sup> ~~may~~ not be sub-divided.



5. Item No.78/93

Sub : Layout plan of Keshopur Indl. area (shifting of tannery from Keshopur).

F.6(16)78/20B(1)

The Technical Committee observed that tannery is a noxious activity and is not allowed as per MPD-2001. It was also noted that in Keshopur about 22 plots were allotted to the tanners, who are functioning at site and against ~~Them~~, there are complaints from the neighbouring areas of their noxious nature. The Technical Committee, therefore, decided that these 22 units, if they so desire, maybe allowed to change their trade since MPD-2001 does not allow tanning in Delhi. However, the Technical Committee desired that remaining area of the centre be developed as service centre.

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F5(15)92-MP

The Technical Committee did not favour to drop the Master Plan road. However, it <sup>was</sup> ~~is~~ decided <sup>that</sup> in the first instance, two lane alignment plan, as first phase of the alignment, mainly on the land free of encroachment, maybe constructed.

7. Item No.80/93

Sub : Change of land use of the remaining 27.25 hect. out of total 60.67 hect.) land acquired by International Airport Authority of India in south of Mehrauli-Mahipalpur Road, Rangpuri

F.3(61)90-MP

Deferred

8. Item No.81/93
1. Change of land use of 4.0 hect. from district park, playground, open spaces to public & semi public (facility centre)
  2. Layout plan of a Facility Centre of 6.5 hect.
  3. Location of a graveyard and change of land use.

FR.1(7)93-TYA

Deferred



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Nó.F1(22)93-MP

Dt.30.7.93

MEETING NOTICE

The Technical Committee meeting of DDA will be held on 2.8.93 at 3.30 P.M. in the Conference Room, Vikas Sadan , New Delhi.

Agenda for the meeting is enclosed herewith.

You are requested to kindly make it convenient to attend the meeting.

(ANIL BARAI)  
DY.DIR.(MP)



# I N D E X

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SUBJECT : SHIFTING OF SAW MILLS TO CONFIRMING LOCATIONS  
IN DELHI. F2 (1209) 91/HC/legal-

1. ~~1.~~ A few Saw Mills owners have filed Writ Petition (CW No. 1070/91 & CM No. 1665/91) in the High Court of Delhi challenging MCD's decision for not renewing their annual licence for running the saw mills. The Hon'ble High Court vide orders dt. 16.9.92, constituted a committee, consisting of Commr.(Lands), DDA, Commr.(Plg.), DDA Asstt. Commr.(Factories), MCD, Commr. of Industries, Delhi Admn., Member Secy., Central Pollution Board, Commr.(Lands) was appointed as a convenor of the above said committee and was assigned the responsibility of holding the meetings to deliberate upon the issues of shifting of existing saw mills from thickly inhabited places of Delhi to the outskirts of Delhi.

2. The Committee held meetings and submitted a draft report after conducting a survey by DDA of 15 units as per the list supplied by MCD for better assessment of the situation.

~~2.1~~ The salient features of the draft report are as under :

- 2.1 Based on the survey, it is found that these units are located in established commercial areas. It also revealed that none of these units have installed any pollution control measures.
- 2.2 It was deliberated that DDA had earlier implemented the scheme for shifting of the non-confirmity industries from time to time between the period of 1960 -76. The units which have applied for shifting from non-confirmity areas within the stipulated time and complied with the terms and conditions of the allotment, they are given alternative allotments on pre-determined rates. Out of this 14 units as per the list supplied by MCD, 4 units have been allotted alternative site by DDA but they are continuing on the existing sites.
- 2.3 Looking into the requirements of this trade the DDA has developed specific market with the required facilities in the Kirti Nagar areas in which plot have been specifically provided for this trade. Majority of the plots have been disposed of by way of alternative allotment and also by way of auction.

*Cm*



2.4 Provisions of the Master Plan - 2001 :-

2.4.1 Commercial Area :

In local shopping centres, community centres and district centres; wooden furniture work with 6 KV power load (as application to the grinding units).

2.4.2 Light Industries :

Wooden furniture work with 30 KV power load.

2.4.3 Extensive Industries :

Saw Mills and wood work.

2.5 The report also said that the saw mills could be allotted within the use zone mentioned above taking into consideration above aspects as per Air Prevention & Control of Pollution Act, 1981).

2.6 To control air pollution (saw dust containment) for such unit, enclosures to cover the wood cutting areas and water sprinklers through fine atomiser nozzles at the cutting point at a few points in the enclosures may be provided. Enclosures shall be lined with noise absorbing material such as glass, wool, coir, work, jute etc. to, control noise pollution in case if it is exceeding the stipulated standards.

2.7 The units have<sup>to</sup> ensure that air quality standards and noise level standards should not exceed the prescribe levels at the boundary line of the industry, by its operation.

2.8. Delhi Admn. has announced a policy that no further industrial estates are to be developed in Delhi. Taking into consideration DDA is not in a position to provide any alternate land to saw mill owners. However saw mill owners are free to purchase land in areas where such industrial activity is permitted.

2.9. Wherever, the set up the industries, the saw mills should bring down their pollution level in-conformity with Pollution Control Act and make required provisions for fire safety. The saw mills as located in different use zones should confirm with the restrictions of the power and other stipulations etc. in the Master Plan for Delhi Perspective - 2001 (Draft report is annexed).

3. During the course of discussions of draft report there was some difference of opinion amongst the members regarding the interpretation of some of the provisions of MPD-2001 referred to in the report. The common view of MCD & Delhi Admn. was that the Saw Mills have been specifically earmarked for extensive industrial areas in their present locations. In view of the divergent opinions on the issue, it was decided that the matter should be placed before the Technical Committee of DDA and if required before the Authority for a final decision.

4. The matter is placed for consideration of Technical Committee.

*29/06/13*

*Reu*



SUB: Request for approval of revised plan of Institutional area in Sector III, R.K. Puram.

(File No.F.3(59)89-MP).

Sh. K. Dharmarajan, Jt. Secretary (UD), Ministry of Urban Development vide his D.O. No.J-13015/4/81-LD dated 25.1.93 addressed to V.C. DDA has requested for approval of the revised plan of the Institutional area in Sector-3, R.K. Puram. He has further pointed out that the matter was referred to DDA for getting the proposed utilisation incorporated in the relevant zonal plan/layout plan of the area and has requested for finalisation of the same so that allotment to the Institutions could be made. Later Sh. Pankaj Agrawala, Director(L), Ministry of Urban Development vide his D.O.No.J-13015/4/81-LD dated 26.4.93 addressed to V.C. DDA has again requested for the approval of the revised plan.

2. The matter has been examined and it is observed that the cases regarding allotment/regularisation of land under unauthorised occupation of religious shrines in various sectors of R.K. Puram were discussed in Technical Committee meetings held as far back in 1986 & 1987 wherein Technical Committee had recommended that the size of the ~~xxxx~~ religious plots be restricted to only 400 sq.mtrs. and the same was communicated to CPWD.

3. The location of the pocket for which detailed layout plan has been prepared by Chief Architect, CPW, has been marked in red on a copy of the zonal development plan of Zone F-5 and land use as per MPD-2001 is recreational. The total area of the pocket is 2.183 acres and 10 institutional plots have been proposed in the pocket and the following plots have been proposed ~~xxx~~ in the pocket:-

Contd.....2

*CPW*

a) Area allotted to Narmadeshwar temple	900.00 s.yds.
b) Area to be maintained by Narmadeshwar Temple	480.00 s.yes.
c) Area for Gurudwara	1164.44 s.yes.
d) Area under plots	5430.00 s.yes.
1. Plot No. 1 to 3	=540.00 S.Yds.each
2. Plot No.4	=585.00 S.Yds.
3. Plot No.5	=562.00 S.Yds.
4. Plot No.6	=575.00 S.Yds.
5. Plot No.7 to 9	=500.00 S.yds.each
6. Plot No.10	=588.00 S.Yds.

It is observed that while a few of the plots have already been allotted and a number of buildings are already existing in the pocket, a number of religious plots of more than 400 sq.mtrs. have been proposed.

The proposal requires the change of land use from "Recreational" to Public & Semipublic (Religious)

The matter is placed before the Technical Committee for approval.

*[Signature]*



## ITEM AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Minor modifications in the layout plan of Delhi Officers Cooperative House Building Society (Plotted development) Madhuban.

File No. PA/DDII/TYA-92-32F.

### 1. Background

In late 70s/early 80s, Delhi Officers Cooperative House Building Society developed a plotted colony in a total area of 10.926 hect. accommodating a population of about 2900 persons in 225 plots of various sizes. In the layout plan, there is a provision of 3.19 hect. for community facilities with a break-up of 1.27 hect. for neighbourhood park, 0.81 hect. for one primary school, 0.2 hect. for two nursery schools, 0.16 hect. for convenient shopping, 0.10 hect. for community hall/library/religious building and 0.65 hect. for tot-lots and other green areas.

### 2. Representation from Residents of Madhuban.

Residents of Cooperative House Building Society, since more than a year are representing and sending letters emphasizing to modify the plan by deleting schools proposed sometimes by the society themselves in the plan prepared and approved by the competent authority - DDA. Members of this society in their special general body meeting held on 19th Jan., 1992 passed the following resolutions:-

"The General Body of the Delhi Officers Cooperative House Building Society in its special general body meeting held on 19.1.92 resolves that taking into account the peculiar layout of the colony, the location of the school in the middle of the colony, as proposed in the approved plan will be detrimental to the peaceful living environment of the society, and as such, not desirable. The plot may be kept green with a part of it to be used for cultural-cum-sports activities like library, music and other cultural activities, badminton court etc."

### 3. Examination of the proposal from Planning Point of View.

#### 3.1 Examination from Layout Plan of Madhuban.

In the approved layout plan of the colony towards the crossing of 30 mt. and 24 mt. wide roads, there is a total plot of about 2.28 hect. with a provision of one primary school of 0.81 hect., 2 nursery schools of .2 hect. and the balance area of 1.27 hect. for neighbourhood park/green areas.

Due to change in Master Plan standards of reduction in size from .8 hect. to .4 hect. for a primary school and omission of the nursery schools, it is proposed to modify the land use proposal of 2.28 hect. as under:-

- .4 hect. with a break up of .2 hect. for institutional use and the balance for play field of a primary school.

- 1.88 hect. for neighbourhood park/green areas/cultural-cum-sports complex.

In this proposal, the total area of 2.28 hect. would be used for green development except .2 hect. for institutional building of primary school. In doing so, the purpose of the society would also be served as well as primary school provision would also be there, but it would bring a loss of Rs.42.75 lakh to the DDA and also would be an example of conversion of institutional plot to green.

### 3.2 Examination from macro level point of view.

There are 43 Cooperative plotted house building societies with a total population of 130,000 requiring 26 primary school sites but there is a provision of 25 sites only. As per old norms, area of each primary school site should be 0.8 hect. Out of 25 provided sites, 20 sites are already allotted/committed.

Due to revised density norms, now there would be 194,000 population and for this, 39 primary school sites each of 0.4 hect. are required. On the basis of this, 19 more sites of primary schools are required.

Position of balance sites i.e.  $25 - 20 = 5$  are as under:

- One site of .81 hect. in the land proposed to be allotted to Ministry of Commerce & Industry CHBS is on private land.

- One site of .81 hect. in Jagiriti CHBS is under stay order.

- One site of .61 hect. is in Anand Vihar. Status of the land has to be checked.

- One site of 0.61 hect is in Punjab National Bank CHBS. the site is encroached upon by residential houses.

- One site of 0.81 hect. in Madhuban (the site in question).



4. Representation from the Association/Colony.

a) Representatives of the society met the L.G. Delhi whose remarks are as under:-

On the latest representation from the society dated 15.1.93, Hon. L.G. has made the following observations:

"I believe a representation was made to my predecessor a year back. Perhaps the Tahirpur Complex will not serve this area easily. Please comment so that I can send a reply".

Sd/-  
L.G. Delhi  
23.1.93

b) Representatives on 29th June 1993 met VC, DDA and handed over a letter of existing school within one km. radius from Madhuban. The list is placed as appendix No.1. In the meeting, F.M., Director (Lands), Director (Sports) and Director (TYA) were there. It was decided that the case with full facts may be placed before the Technical Committee of the DDA.

5. The item is placed before the Technical Committee for

a) change in size and location of primary school in Madhuban.

b) the area would remain deficit in terms of primary school sites.

  
( R.G. GUPTA )  
DIRECTOR (TYA) D.D.A.  
14.7.93

LIST OF SCHOOLS ADJOINING TO MADHUBAN:

<u>S.No.</u>	<u>Name of the School.</u>	
1.	Govt. Boys Sen. Sec. School,	Laxmi Nagar, Delhi-92.
2.	G.B.S.S.S.,	Shakarpur, Delhi-92.
3.	G.B.S.S.S.,	Mandawali, Delhi-92.
4.	G.B.S.S.S.,	Trilokpuri, Delhi-92.
5.	G.B.S.S.S.,	Patparganj, Delhi-92.
6.	Govt. Girls Sen. Sec. School,	Laxmi Nagar, Delhi-92.
7.	G.G.S.S.S.,	Shakarpur, Delhi-92.
8.	G.G.S.S.S.,	Mandawali, Delhi-92.
9.	G.G.S.S.S.,	Patparganj, Delhi-92.
10.	G. Com. (Model) B.S.S.,	Shakarpur, Delhi-92.
11.	G.B.S.S.S.,	Lalita Park, Delhi.
12.	G. Com. (Model) Co. Edu. School,	Vinod Nagar, Delhi-92.
13.	G.G.S.S.S.,	Shakarpur, Delhi-92.
14.	G.G.S.S.S.,	Lalita Park, Delhi.

UN-AIDED RECOGNISED SCHOOLS

15.	Bharat National Pub. School,	Parwana Road, Brijpuri, Delhi.
16.	Lovely Public School,	Priyadarshni Vihar, Delhi-92.
17.	Vanasthali Pub. School,	Madhu Vihar near Patparganj, Delhi.
18.	Laxmi Pub. School,	Jagatram Park, Laxmi Nagar, Delhi.
19.	Universal Public School,	Preet Vihar, Delhi.
20.	Adarsh Vidya Bhawan,	Laxmi Nagar, Delhi-92.
21.	Bharti Public School,	Swasthaya Vihar, Delhi-92.
22.	Vardhman Shiksha Niketan,	Mangal Bazar, Delhi-92.
23.	Mother Teresa Public School,	Preet Vihar, Delhi-92.
24.	Delhi Convent School,	Ganesh Nagar, Delhi-92.
25.	Harward Academy,	Chitra Vihar, Delhi-92.



26.	Preet Public School,	Vikas Marg, Delhi-92.
27.	Sun Rise Public School,	Laxmi Nagar, Delhi-92.
28.	Bapist Convent School,	Ganesh Nagar, Delhi-92.
29.	East Point Public School, ,	Preet Vihar, Delhi-92.
30.	Lakhi Public School,	Mandawali, Fazalpur, Delhi-92.
31.	Indira Memorial Pub. School,	Mandawali, Fazalpur, Delhi-92.
32.	Adarsh Bal Vidhalaya,	Lalita Park, Laxmi Nagar, Delhi.
33.	Mayur Public School,	East Vinod Nagar, Delhi-92.
34.	East Delhi Pub. School,	Patparganj, Delhi-92.
35.	Vidya Bal Bhawan Pub. School,	Master Block, Shakarpur, Delhi.
36.	Manisha Public School,	Lalita Park, Laxmi Nagar, Delhi.
37.	Arvachin Bharti Bhawan School,	Shakarpur, Delhi-92.
38.	Central Public School,	School Block, Shakarpur, Delhi.
39.	Bharat Bharti Pub. School,	Shakarpur, Delhi-92.
40.	Khalsa Royal Convent School,	East Guru Angad Nagar, Delhi.
41.	Bal Niketan Pub. School,	Laxmi Nagar, Delhi-92.
42.	Lovely Public School,	Nirman Vihar, Patparganj, Delhi.
43.	Shishu Mandir School,	Nirman Vihar, Patparganj, Delhi.

SUB: Layout plan of Kashipur Indl. Area (Shifting of tannery from Kesho Pur).

F6(16)/78/LSB(1)

In the year 1978, an area adjacent to existing Keshipur Sewerage Treatment Plant was decided to be utilised for 396 tanners to be shifted from congested areas. The Plots were carved out for residential cum industrial use in the sizes of 40 sq.yds., 80 sq.yds., 120 sq.yds. and 240 sq.yds. besides two cold storage plots, community facilities like primary school, a shopping centre, dispensary and parks were also provided in the layout plan.

2. During the course of time, however it appears that shifting process could hardly being undertaken and 38 allotments were made but out of which only 22 are functioning at site. The tannery work is obnoxious and hazardous and lot of complaints have come from the neighbouring areas for their relocation/shifting from the present place which is now surrounded on three sides fully residential development.

3. In the Master Plan MPD-2001, this was designated as Service Centre 16 and a Layout plan was modified and approved by VC, DDA vide his order dt. 28.8.89. This modified layout plan envisages total change from the plan which was earlier prepared for tanners. The utilisation of the modified plots was mainly for Auto Repair shops and other commercial establishment and facilities. The details of the modified plot for different land use is annexed. (plan placed at flag 'A').

4. CE (WZ) has forwarded a note dt. 24.6.92 based on VC's visit to this area on 16.4.92, the term of reference has following three actions:

- i. Pollution control in the area where tanners are in functioning.
- ii. Shift these existing tanners outside if possible.
- iii. Develop the remaining area for intensive utilisation.

He has also desired that the fresh scheme be accordingly formulated to that the land could be utilised mainly for commercial use as envisages in the approved layout plan. The basic question is therefor whether shifting of these existing 22 tanners in is possible since they are creating a lot of hazardous in this area for which the Welfare Association of Vikas Puri lhas been repeatedly representing to Higher Authorities. As per MPD-2001, tannery industry is obnoxious category and is prohibited within the Union



Sub : Construction of 30mts. R/W Road on the southern side of Delhi-Ghaziabad railway lines from ROB-36 Mother Dairy Road to Mandawali Fazalpur in Trans Yamuna Area. (Road No.76).  
F.5(15) 92-MP.

1. Location :

The above said road with 30mts R/W (100ft) is proposed between ROB-36 and Mandawali Fazalpur road as per MPD-2001 on the southern side of Delhi- Ghaziabad railway lines. This road shall connect 30mtr. R/W road of Mandawali Fazalpur with the service road on the eastern side of ROB-36. Location Plan is placed at Annexure-I.

2. Background :

An assurance relating to Rajya Sabha USQ No.2420 regarding the above said road is pending with Ministry of Urban Development. A meeting was also held in the Ministry of Urban Development under Dy.Secy.(LSG) in June '92. PWD(DA) conducted a Plane Table Survey to a scale of 1:500 to study the feasibility of the 30 mts. R/W alignment. The details of Railway R/W and the road alignment have been sent by Executive Engineer PWD(DD) Div-23 vide letter dated 7.5.93 (Annexure-II)

3. Existing Conditions :

The alignment plan has been split into two parts. Part I is from ROB-36 to Patparganj Road. Part-II is from Patparganj Road to the 30 mtrs. R/W road of Mandawali Fazalpur Group Housing Society's layout.

PART-I

Between ROB-36 Mother Dairy road and Patparganj Road, the Railway right of way of southern side varies from 43mtrs to 52 mtrs approximately as per the information supplied by EE, PWD vide letter dt. 7.5.93. As per the Plane Table Survey conducted by PWD(DA) consultants the width of available land on Southern side of the Railway line varies from 48 M to 52 Mt. This indicates that most of the land belongs to the railways.

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Kishor

## PART-II

Between Patargand road and the 30 mtrs R/W road of Mandawali Fazalpur Group Housing Society layout, the width of railway land as per the Railway records varies between 44mt to 52mt. As per the P.T survey the width of available land varies between 45mt to 48 mt from the centre line of the existing railway line. Here also most of the land available between the railway line and the unauthorised colony belongs to the railways. From the above it shall be seen that the most of available land between the railway line and builtup structures belongs to railways.

### 4. Proposals :

A draft alignment proposal with 30mt R/W road had been submitted to DDA by Executive Engineer PWD(DA) Div-23 on the P.T Survey plan in two parts. In this proposal a 30 mt Railway R/W was suggested on the southern side from the centre of the existing railway line. In the balance width of about 15 to 22 mtrs a four lane road may be constructed under the first phase. 30 mtrs R/W may be achieved in the final phase after the removal of the structures.

Railway R/W on the southern side has been taken as 40 mtr from the centre line of the existing railway line as per the approved layout plan of Mandawali Fazalpur Group Housing Society layout.

### 5. Feasibility Study :

For the construction of four lane divided carriage way road on the land available after leaving 30 mtr railway R/W, no major structures are affected under phase-I in a width of about 18 mt. except for one H.T. pylon, 120 Juggies & few Kikkar B. Poles etc.. As per the feasibility report submitted by Ex. Engg. PWD(DA) Div-23 vide letter dated 7.5.93 following structures are affected in the final phase 30 mtr R/W (Annexure-II)

Contd...3....



..3..

Part-I from ROB-36 to Patparganj Road :

- a) About 350 Mt. length and 10mts width of pucca single double storey South Ganeshpura unauthorised colony structures are affected.

Part-II from Patparganj Road to proposed 30 mts. Road of Mandawali Pasalpur.

- a) About 5mts. to 10mts strip of pucca single/double storied houses of Mandawali Pasalpur in a length of about 600 mts.
- b) 120 Jhuggies.
- c) Corner of land allotted to DESU Plots.

Further it has been informed that the four lane proposal under Phase-I is feasible only if the entire land for the construction of road is acquired from the Railways.

6. DDA's Observation :

- i) Railway R/W on the southern side has been taken as 40mts. from the centre line of the existing railway line as per the approved layout plan of Mandawali Pasalpur Group Housing Society.
- ii) If railway R/W is to be kept as 40 mts. then a two lane road with foot path is possible in the available open land.
- iii) The two end of the road <sup>would be able to</sup> does not connect any Master Plan road on either sides; further the 30 mt. R/W road stretch near Chnder Vihar could not be constructed due to encroachments. So the proposed 30 mts R/W on the southern side of the railway line may not be get connected with this road.

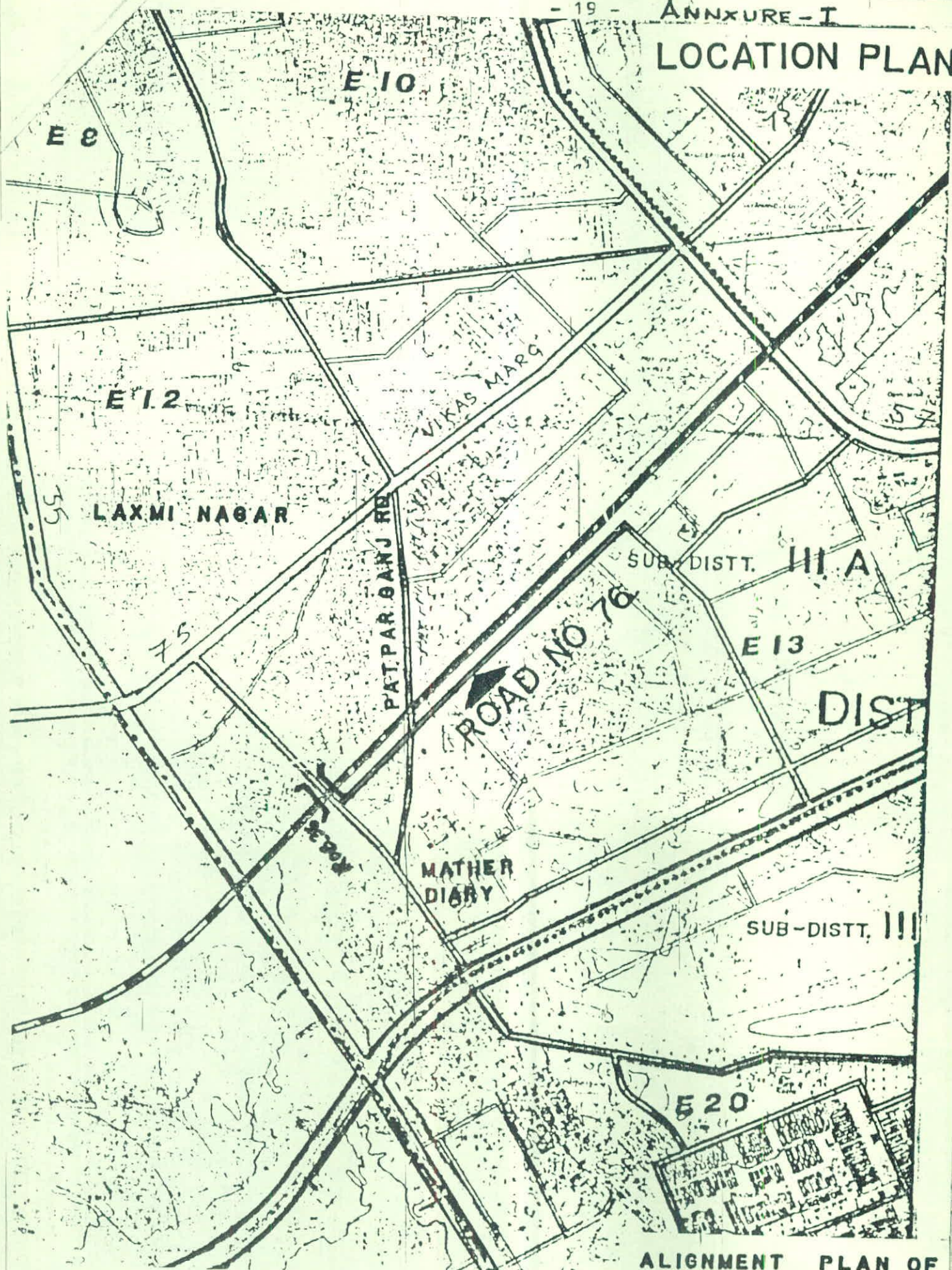
7. The case is put up to the Technical Committee for consideration of

- i) What railway R/W be considered in this stretch on the southern side of the railway line from the centre line of the existing line.

Q.P.  
Safely's



# LOCATION PLAN



ALIGNMENT PLAN OF  
ROAD NO. - 76

N



## PUBLIC WORKS DEPARTMENT (DELHI ADMN.)

No. 14(1)/PWD23/WA/517

Dated :- 7/5/92

To

Shri D.K. Saluja,  
 Dy. Director (T)-I,  
 D.D.A., 11th Floor, Vikas Minar,  
 New Delhi.

Sub:- Construction of 30 Mts. ROW road on the Southern side of Delhi-Ghaziabad railway lines from ROB-Mother Dairy road to Mandawali Fazalpur- Rajya Sabha assurance USQ No. 2040 dt. 13.12.91.

Please refer to your letter No. F5(15)/92-MP/1951 dated 19.2.93, dt. 16.4.93 and dt. 3.5.93 on the above subject, Following are the clarifications please.

1. Almost the entire land between the unauthorised colony and the Railway line on the Southern side belongs to the railways as per the records made available by them. Between ROB-36- Mother Dairy road and Patparganj road, the Railway right of way on southern side varies from 48 M to 52M approx. as per the Railway records. As per the Plane Table Survey conducted by our consultants, the width of available land on Southern side of the Railway line varies from 45 M to 48 M. This indicates that almost the entire land belongs to the railways.

2. Between Patparganj road and the 30metre ROW road of Mandawali Fazalpur Group Housing Society layout, the width of railway land as per the Railway records varies between 44m to 52m on the Southern side of the railway line. As per the P.T. Survey the width of this land varies between 45M to 48 M from the centre line of the existing railway line. Here also most of the land available between the railway line and the unauthorised colony belongs to the railways. From the above it is evident that it is almost over lapping with the railway right of way.

3. A draft alignment proposal with 30M ROW road had been submitted to you as on the PT Survey plan in two parts. Part-I from ROB-36 Mother dairy road to Patparganj road and Part-II from Patparganj road to 30m ROW Mandawali Fazalpur Group Housing Societies. In this proposal a 30 M Railway ROW was suggested on the Southern side and in the balance area a four lane road may be constructed under the first phase. Some structures as per the details given in the feasibility report attached here, to be acquired for the final phase.

Encls:- Feasibility report.

( ER. DINESH KUMAR )  
 EXECUTIVE ENGINEER  
 P.W.D. DIVN. 23 (DELHI ADMN.)

Copy to :- 1. Shri M.S. Bhati, S.E., PWD, Circle-II (DA), K.G. Marg, New Delhi for information please.

2. AEIV/PWD-23 (DA), New Delhi.

EXECUTIVE ENGINEER.

*Urgent.*

*Pls process with the filed copy*

*10/5*

*Mr. Behar*



FEASIBILITY REPORT PROFORMA

ANNEXURE: II

Page - i

1. Name of the Road:- 30 M wide road parallel to Railway line on the southern side between ROB36 and Mandawali Fazalpur.

2. Details of affected structure/properties ~~xxxxxxx~~ in the road ROW.

PART-I

PART-II.

a) Total No. of structures/properties(A) affected in the alignment.

b) No. of properties with boundary wall(B) and set-backs only affected in the alignment.

c) Width of proper(C) ties affected in road R/W.

D) No. of shops (D) affected.

From ROB-36 Mother Dairy Road to Patparganj road.

About 10 Metres strip of Pucca single/double storeyed houses of South Ganeshpura residential area in a length of about 350 metres.

From Patparganj road to Mandawali Fazalpur G.H.S. lay out 30m ROW

About 5 metres to 10 metres strip of pucca single/double storeyed houses of Mandawali Fazalpur in a length of about 600 metres, Corner of land allotted to DESU flats 120 jhuggies.

3. Is there any deviation in the approved alignment prepared by TCPO earlier. If yes, give details.

4. Whether the alignment confirms to the R/W as shown in the approved layout plans and regularisation plans of the colonies abutting this road. If no, give details.

5. Details of affected services.

a) Overhead high tension lines : 220 KV lines.  
66 KV lines  
33 KV lines  
11 KV lines.

b) Under ground lines : 220 KV lines.  
66 KV lines.  
33 KV lines  
11 KV lines.

c) Under ground sewerage lines Length of depth of the lines. No. of manholes affected.

d) Underground water supply lines Length No. of sluice valve chambers affected.

e) Storm water drainage lines Length

f) No. of electric poles

g) No. of telephone poles

6. Details of affected trees :



Total Nos. Species

Girth No.

7. Other miscellaneous  
affected structures.  
Temple, Mosque/Church/  
Gurudwara, Petrol Pump  
(Specific location be  
mentioned).

No.

Milk Booth

Bus stand

Taxi Stand

Developed part with or  
railing pole mounted S/Stn.

8. Following details may be given for  
existing Petrol pumps along the  
proposed alignment plan.

(i) Existing Status- Filling station

or

Filling cum Service Station.

(ii) Title of land ownership DDA/Govt./Dealer.

(iii) Whether affected in the proposed  
R/W shown in the alignment as per  
original allotment.

(iv) If affected the length and width  
may be mentioned.

(v) Size of Petrol Pump after leaving  
the proposed R/W.

(vi) Whether land acquisition proceedings  
have been initiated.

9. General comments about the feasibility  
to implement the alignment proposal.

The proposal is feasible only if the entire land for the  
construction of road is acquired from the Railways.

Assistant Engineer  
Date 5.5.93.

EXECUTIVE ENGINEER

Date

कांग्रेसवाक इजोनिटर

नं. 23, (वि. 23) नई दिल्ली

Executive Engineer,

F.W.D. Division No. 23, New Delhi.

Sub:- Change of land use of the remaining 27.25 hect. out of total 60 hect. (actual 60.67 Hect.) land acquired by International Airport Authority of India in South of Mehrauli Mahipalpur Road, Rangpuri.

F. 3(81)/90-MF

Indira Gandhi International Airport Authority has approached DDA to develop a scheme for resettlement of village Nangal Dewat as a deposit work on the land measuring about 25.48 hect. out of which a total land of about 60 hecmts. acquired by them in the area South of Mehrauli Mahipalpur Road near Sultan Garhi monuments.

2. The issue has been under active consideration with the DDA and the various meetings have taken place with L.G. Secretary L&B, the then V.C. DDA and finally it has been decided to formulate a scheme carving out a total number of 963 plots of various sizes in order to implement the same.

3. Accordingly a scheme has been formulated for phase-I on the site handed over by International Airport Authority of DDA for which the salient features are given as below:-

- i) The total area of the scheme work out 25.48 hecmts.
- \*ii) The land use of the site handed over as per MPD-62 and PDP-2001 is agricultural green belt/rural use zone and is recommended to be changed to residential by the Technical Committee in its meeting held on 13.1.89.
- iii) The entire scheme is conceived on the basis of plotted development and the plots of 26.32 and 60 sq.mtrs. are clustered in such a manner that even the smallest size of plot is able to get 2 sides open for proper light and ventilation.
- iv) A total number of 974 plots against the total requirements of 963 plots of various sizes have been provided in the scheme with supporting sites of community facilities required for the population in the area.

4. The layout plan alongwith detailed report and standard designs to be followed for plots of 26.32 and 60 sq.mtrs. were placed before the Technical Committee for its consideration/approval.

5. DDA in consultation with I&AI prepared a scheme for 25.48 hect. area carving out 974 plots in the size of 26, 32 & 60 sq. mtrs. and the same was considered by the Technical Committee in its meeting held on 27.3.89 under Item No. 87 and was approved. The matter was placed in the meeting of Authority and the scheme was approved vide

3/6/93



: 2 :

Resolution No. '66 dated 23.10.90 and is being further processed under Section 11 A of Delhi Development Act., 1987.

6. The IAAI has now requested DDA to process the change of land use for the remaining area covered in Phase-II and scheme has been submitted for 23.07 hect. and the remaining 12.12 hect. out of the total 25.19 hect. has been shown as owned by Ministry of Defence. No detailed scheme for Defence land has been submitted. The details for 23.07 hect. are given below :

i) Residential plots	- 7.68 Hect.
ii) Public and Semi-Public facilities	- 3.44 Hect.
iii) Area under infrastructure	- 2.99 Hect.
iv) Commercial	- 0.65 Hect.
v) Park & open space	- 3.61 Hect.
vi) Circulation	- 4.70 Hect.

7. The scheme submitted by IAAI has been examined in consultation with conservation scheme being formulated for Sultangarhi Monument Area. According to this about 1.00 hect land would be required in the conservation scheme and thereby leaving 22.07 hect. area left in the phase-II. It is further pointed out that about 2.64 hect. would also be required out of the 12.12 hect. defence land located in the North West corner of Phase-II scheme and for which the details are yet to be submitted by Ministry of Defence.

8. The matter was discussed in the meeting of the Technical Committee held on 22.7.91 in the presence of the representatives from IAAI. The decision of the Technical Committee is reproduced below :-

"It was pointed out that International Airport Authority had earlier acquired a large chunk of land for operational Purposes for which a Master Plan had been formulated and approved. On the other hand, the site now under reference at Rangpuri had been acquired mainly for the relocation of Village Nangal Bavat and other human settlements falling within the area of International Airport Complex. Further, the prescribed land use thereof was 'residential'. As such the Committee felt that the proposal to use a part of the site for accommodating airport infrastructure and related activities might neither be viable nor appropriate. Keeping these aspects in view, the Technical Committee desired that the International Airport Authority should make a detailed presentation of the said master plan so as to facilitate an examination of the proposed changes of the land use in the Rangpuri site in the light of its total requirements and also the comprehensive land use plan proposed by it for the airport project."



: 3 :

9. The decision of the Technical Committee was conveyed to IAAI vide letters dt. 3.9.91, 6.12.91 and 31.12.91 and meetings were also held between Chairman IAAI and V.C., DDA. As a follow up a meeting was held in the room of Director (AR&B) on 9.2.93 where the view point of the Technical Committee, the finalisation of 24m approach road and extra provision for 45m proposed master plan road running along the spinal boundary of injury hospital and simultaneously linking the proposed express way, were emphasized.

10. Some of the clarifications have been received in the letter of Member Engineer dt. 24.3.92 and the modified plan received vide letter dt. 6.4.93. It has been pointed out by Engineer Member, IAAI that the major portion of the airport is required for the operational use, such as run-ways, taxiways and aprons, passenger and cargo terminal complexes with their land side infrastructural facilities both for inter-national and domestic operations. Land is also identified for essential commercial requirements at airport, such as airport hotels, flight catering units etc. to meet long term needs. Therefore, by about year, we expect that about 15000 will have permanent jobs with various agencies at IGI Airport, of whom the single largest agency is IAAI. In order to accommodate this staff, residential accommodation for about 5000 people will have to be provided in the vicinity of the airport. This has been further examined and the details of the Phase-II scheme are given below:

- |      |   |                          |
|------|---|--------------------------|
| i)   | Total area of Phase-II Scheme   | : 23.07 ha. (57.0 Acs)   |
| ii)  | Area Proposed under Residential use                                       | : 4.69 ha. (11.60 Acs)   |
| iii) | Proposed area under Airport infrastructure (TRANSPORT)                    | : 13.98 ha. (34.53 Acs.) |
| iv)  | Area under 45m wide proposed road. (TRANSPORT)                            | : 3.4 ha. (8.40 Acs.)    |
| v)   | Area required for Heritage scheme around Sultan Garhi Monuments. (Garden) | : 1.0 Ha. (2.47 Acs.)    |

CVR



11- Recently a meeting was held in the Chamber of V.C on 16.5.93 which was attended by Chairman, IAAI and Director (AP) from the DDA. The following priority points were emerged during the discussion:

1. Land use clearance from Tech. Committee for Phase-II, Rangpuri.
2. Construction of approach road to Phase-I.
3. Closure of Shahbad Mohd.pur railway level crossing with a view to restrict traffic on this road for Airport related traffic only.
4. Unplanned unauthorised construction along NH-8 and Mehrauli Mahipalpur Road, suggestion for possibility of planned development.

12. The above points have been examined and comments are submitted below:

1. The proposal is included in para 10 above for change of land use of 23.07 HAC.
2. A 24 mt. wide road has already been approved as an approach road to the IAAI Complex. It is requested that the clear portion which is not under dispute, the construction of the road can be completed immediately. In case there is some dispute of land, DLM may be requested to clear the dispute and put up the land at the disposal of the engineering department for the construction of road.
3. The matter is already under study along with the Dwarka project and alternative for approach to Dwarka are being worked out separately in consultation with the IAAI and Cantonment. Till such time, alternative is finalised and implemented, the present arrangement may have to continue.
4. The portion referred to in the letter ~~xxxxxx~~ now forms part of DDA Development Area No.176. Commr. (LM) may take appropriate action in this regard. Earlier a reference has been made in this regard to MCD, since it was the area under their jurisdiction.

13. Proposal contained in para 12 above is submitted for consideration of the Tech. Committee.

- SUB:-
1. Change of landuse of 4.0 hect. from District Park, Playground, Open Spaces to Public and Semi-public (Facility Centre).
  2. Layout plan of a Facility Centre of 6.5 hect.
  3. Location of a grave yard and change of land use.

FR-1(7)/93-TYA  
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Trans Yamuna Area is a thickly populated with 2 million present population, projected to 2.7 million by the end of the century with grossly inadequate physical, social and ecological infrastructure. In the Master Plan of Delhi - 2001, 19 facility centres in a total area of 183.4 hect. are proposed. Out of these, many facility centres have been encroached upon as such, it is tried to create new facility centres to cater the needs of socio-economic and ecological infrastructure. There is such a pocket of 6.5 hect. described under:

## 2. Location and earlier decisions:

The site is bounded by 30 mtr. wide proposed road in the north, 24 mtr. wide proposed roads (on the existing 9 mtr. road) in the east, 24 mtr. wide proposed roads (on existing 13.5 mtr. wide road) in the south and r/w of marginal bund road in the west. Earlier, the Technical Committee in its meeting held on 2.6.89 approved a location of a grave yard in this Complex, but it has so far not been put up to DDA for approval and change of land use.

## 3. Existing Situation

Area of 6.5 hect. has the following buildings:

- 3 gas godown sites.
- one LKDO site.
- Flood control office of Delhi Admn. and one of PWD, Delhi Admn.
- High tension line.



4. Change of landuse of 4 hect. from District Park, Playground, Open Spaces to Public and Semi-public (Facility Centre) is necessary due to the following reasons:

i) Laxmi Nagar complex is a very huge unauthorised regularised colony with very little socio-economic infrastructure.

ii) A substantial land is already occupied by gas godowns, temporary office buildings etc.

iii) Existing Flood Control Deptt.'s Building is in single storied shed without any proper aesthetics and likewise one office of CPWD, Delhi Admn.

iv) If the area is not used for the planned development then it is likely to be encroached upon very soon.

v) There is a deficiency of primary and senior secondary schools in the entire Complex.

vi) There is demand of small hospitals, clubs and schools for the area.

5. Based on the above criteria, the complex has been divided into the following 4 components:-

i) A Service Centre of .75 hect. accommodating existing gas godown, LKDO and few service shops. This has been kept at the location where existing godowns are there.

ii) 2 Clubs each of .31 hect. have been proposed in such a location so that adjoining Master Plan green can be used for playground by them. Even at a later stage, this club green can be integrated with River Yamuna Bed green.

iii) 2 Plots each of .25 hect. have been left; one for Flood Control, Delhi Admn.'s office and the second for office of S.E., PWD Delhi Admn.

iv) 2 Plots each of about .25 hect. for small hospitals and for this, requests are pending.

v) 2 school plots; one for a primary school and second for senior secondary school. For senior secondary school, the request is pending of Laxmi Nagar Educational Society.

vi) Burial Ground in 1.0 hec has been proposed between left marginal bund of River Yamuna and Shakarpur Colony as shown in the plan.

## 6. Proposal

### 6.1 Facility Centre:

Keeping the demands of various institutions, a layout plan has been prepared with the following area Statement:

	<u>Total area of the Scheme</u>	<u>6.52 hect.</u>
1.	H.S. School	0.90 hect.
2.	Club I	0.31 hect.
	Club II	0.31 hect.
3.	Service Centre Plots for office building and small hospitals	0.75 hect.
4.	Plot 1	0.25 hect.
	Plot 2	0.25 hect.
	Plot 3	0.25 hect.
	Plot 4	0.25 hect.
5.	Green Park	2.50 hect.
6.	Circulation	0.35 hect.
7.	Primary School	0.40 hect.

6.2 Location of a grave-yard - A site of 1.0 hect. is earmarked in the east of marginal bund of river Yamuna near Shakarpur.

7. The item is placed before the technical committee of the DDA to approve the proposal of i) Change of landuse of 4.0 hect. from District Park, Playground, Open Spaces to Public & Semi-public (Facility Centre); ii) Layout plan of the facility centre of 6.5 hect. and iii) Location of a grave yard and change of land use from district green to public and semi-public.



( R.G. Gupta )  
Director (TYA)  
2.7.93



Sub.: Route alignment for 66 KV Tower line to connect 220 KV existing sub-station at Okhla upto the proposed 66 KV sub-station at Sangam Vihar, South Delhi.  
( F.6(9)/90-MP )

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A reference was received from General Manager, DESU stating the following issues.

- i. Additional Town Planner, MCD, has verified that afe a of 274 acres out of a total area of about 300 acres of Sangam Vihar, complex, is eligible for electrification as per the policy of Delhi Admn.
  - ii. DESU has worked out the load requirement and it is insisted that a 66 KV sub-station is required within Sangam Vihar complex. The land for the same has been agreed to be provided by the residents Welfare Association.
  - iii. DDA is required to provide the proposed 66 KV tower line to connect 220 KV existing sub-station at Okhla upto the proposed 66 KV sub-station at Sangam Vihar.
  - iv. Sangam Vihar complex will cater to the requirement of over 1 lakh people and it may be difficult for DESU to restrain representation of the residents in case positive action is not taken for actual electrification of the complex.
2. Further, regarding the corridor for the tower line it is indicated by the Ex. Engg. DESU in his letter dated 13.11.90 that the approach road shown for sub-station is hardly 7 to 10 mtrs. wide and is not suitable for the transportation of the heavy equipment to the sub-station. The corridor for the 66 KV tower line is also to be provided along the road. This corridor should not be less than 15 mtrs. <sup>and</sup> road should be 30 mtrs. to enable transportation of equipment and connection of the tower line.
3. In fact, as in case of other unauthorised regularised colonies at the time of regularisation, a regularisation plan is prepared with provision for (a) road widening (b) identification for pockets for



infrastructure facilities and (c) other improvements as per the guidelines prescribed by the Govt. This colony has not be regularised and falls in the area which is not a development area of DDA.

3. While examining route alignment as pointed out earlier in the meeting of Technical Committee (a) the line passes through regional park/ridge. As per MPD-2001 ridge is to be protected and proposed to be aforestating with indigenous species, (b) the route alignment also touches the Tughalkabad monumental area. In other cases and also in this case, the line has to be taken underground.

4. There is already a proposal under consideration of the DDA for taking up development of 'Urban Extension' in the area adjoining the existing urban limits in phases.

5. This matter was earlier discussed in meeting of the Technical Committee held on 31.7.92. MCD representative stated that at present no comprehensive plan has been prepared for regularisation of Sangam Vihar unauthorised colony, and such an exercise can not be undertaken till the Govt. of India takes a policy decision for regularisation of unauthorised colonies. Planners felt that an integrated plan incorporating various infrastructural requirements is necessary.

6. The proposed 66 KV tower line passes through 7 to 10 mtrs. wide roads and was not found technically feasible. Similarly, the approach to the proposed 66 KV sub-station is not available through a proper approach road of 30 mtrs. wide for transportation of equipment and erection of towers.

7. This matter was also discussed in 135th. meeting of the Standing Committee. Chief Secretary, Delhi referred to the letter from MCD issued in Augst, 1992 stipulating that unauthorised colonies prior to 1981 are to be provided with electricity/water. A reference has also been received recently from Commr. and Secy. (LSG) citing the attention of the letter no. F.1/32/77/LSG/EW(ii) VO/III/7802 dated 3.12.86 wherein policy for electricity connection in unauthorised colonies existing as on 1.1.81 has been clearly spelt out. It is also stated that the Town Planner, MCD, have already issued NOC's in respect of the 404 unauthorised colonies which existed as on 1.1.81. Incidentally, DESU and DWS&SDU are already providing electricity and water supply connection in such colonies after following due procedure and ensuring compliance of the requirements by the residents of these colonies.

8. Based on the decision of the Technical Committee in its meeting held on 31.7.93, the matter was referred to the Ministry of Urban Development for a policy decision for electrification in unauthorised colonies vide letter dated 28.8.92 and again was reminded by Vice-Chairman, DDA vide letter dated 28.7.93, but



no reply received. Further, in the 135th. meeting of the Standing Committee Chief Secretary, Delhi, desired that the matter has been taken up by him with Secretary, Ministry of Urban Development and desired that the DDA should act as per M.C.D.'s letter August, 1992 in which there is no such ban as stipulated in the minutes of the meeting held in Feb. 1992 in the Min. of Urban Dev.

9. In light of above the case is placed before the Technical Committee for consideration of route alignment for Sangam Vihar along with consideration of 66 KV ESS site.

*Repl. to*